

116.0

0008

0003.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
722,700 / 722,700
722,700 / 722,700
722,700 / 722,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		DOTHAN ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CONTY CHRISTOPHER R &	
Owner 2: PATRICIA WARDEN	
Owner 3:	
Street 1: 16 DOTHAN STREET	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: N
	Postal: 02474		Type:

PREVIOUS OWNER
Owner 1: KARRIS NICHOLAS P -
Owner 2: -
Street 1: 16 DOTHAN STREET
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .204 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Wood Shingle Exterior and 2388 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

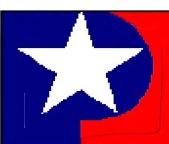
PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
11/22/2004 1127 Porch 70,000 G6 GR FY06 REPL EFP W/LRGR EF
10/4/1996 501 22,000 DEMO DWELLING

ACTIVITY INFORMATION
Date Result By Name
9/14/2018 MEAS&NOTICE CC Chris C
11/18/2008 Meas/Inspect 163 PATRIOT
6/8/2005 Info Fm DEED BR B Rossignol
6/8/2005 Permit Visit BR B Rossignol
6/19/2000 MLS
2/10/2000 Mailer Sent
2/10/2000 Measured 263 PATRIOT
9/1/1993 RV
Sign: VERIFICATION OF VISIT NOT DATA / / /

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl Infl % Infl % Appraised Alt Spec J Fact Use Value Notes
Code Fact Price/Units Type Type Factor Value Price Adj Neigh Influ Mod Infl 1 % Infl 2 % Infl 3 % Value Class % Land Code
101 One Family 8907 Sq. Ft. Site 0 70. 0.73 6 Road Co -5 456,995 457,000

IN PROCESS APPRAISAL SUMMARY
Use Code Land Size Building Value Yard Items Land Value Total Value Legal Description
101 8907.000 265,700 457,000 722,700 User Acct
Total Card 0.204 265,700 457,000 722,700 GIS Ref
Total Parcel 0.204 265,700 457,000 722,700 GIS Ref
Source: Market Adj Cost Total Value per SQ unit /Card: 302.66 /Parcel: 302.66 Insp Date
Land Unit Type: 09/14/18



USER DEFINED

Prior Id # 1: 74984
Prior Id # 2:
Prior Id # 3:
Date Time
12/30/21 08:23:30
Date Time
09/27/18 15:48:53
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH														
Type:	19 - Ranch			Full Bath:	1	Rating:	Average																			
Sty Ht:	1A - 1 Sty +Attic			A Bath:	1	Rating:	Good																			
(Liv) Units:	1	Total: 1		3/4 Bath:	1	Rating:	Good																			
Foundation:	1 - Concrete			A 3QBth:		Rating:																				
Frame:	1 - Wood			1/2 Bath:		Rating:																				
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:																				
Sec Wall:	8 - Brick Veneer	25 %		OthrFix:	1	Rating:	Average																			
Roof Struct:	1 - Gable			OTHER FEATURES																						
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Fair																			
Color:	RED			A Kits:		Rating:																				
View / Desir:				Frl:	1	Rating:	Average																			
GENERAL INFORMATION				WSFlue:		Rating:																				
Grade: C - Average				CONDOS INFORMATION																						
Year Blt:	1950	Eff Yr Blt:		Location:																						
Alt LUC:		Alt %:		Total Units:																						
Jurisdct:	G6	Fact: .		Floor:																						
Const Mod:				% Own:																						
Lump Sum Adj:				Name:																						
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN														
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31. %		Exterior:	No Unit	RMS	BRS	FL														
Prim Int Wal	1 - Drywall			Functional:		%		Interior:	1	5	2															
Sec Int Wall:		%		Economic:		%		Additions:																		
Partition:	T - Typical			Special:		%		Kitchen:																		
Prim Floors:	3 - Hardwood			Override:		%		Baths:																		
Sec Floors:		%		Total:		31 %		Plumbing:																		
Bsmnt Flr:	12 - Concrete			CALC SUMMARY					Electric:																	
Subfloor:				Basic \$ / SQ:	100.00					Heating:																
Bsmnt Gar:				Size Adj.:	1.32602370					General:																
Electric:	3 - Typical			Const Adj.:	1.00739920					Totals	1	5	2													
Insulation:	2 - Typical			Adj \$ / SQ:	133.584																					
Int vs Ext:	S			Other Features:	97750																					
Heat Fuel:	1 - Oil			Grade Factor:	1.00																					
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000																					
# Heat Sys:	1			NBHD Mod:																						
% Heated:	100	% AC:		LUC Factor:	1.00																					
Solar HW:	NO	Central Vac:		Adj Total:	385110																					
% Com Wal		% Sprinkled		Depreciation:	119384																					
				Deprecated Total:	265726																					
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:														
SPEC FEATURES/YARD ITEMS				PARCEL ID 116-0-0008-0003.A												IMAGE										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					AssessPro Patriot Properties, Inc				
2	Frame Shed	D	Y	1	8X12	A	AV	2007	0.00	T	9.6	101														
More: N				Total Yard Items:				Total Special Features:				Total:														